



# 4, Manor Court, Stratton Park

Biggleswade,  
Bedfordshire, SG18 8QS  
Leasehold £179,995

country  
properties

Offered for sale on the outskirts of the popular market town of Biggleswade within a purpose-built park home site surrounded by open countryside and farmland, this one double bedroom detached park home offers a wrap around garden and stunning panoramic views. Formally a two bedroom unit, with accommodation comprising of entrance hall, good size lounge/diner, fitted kitchen, one double bedroom (large enough to be converted back to two), shower room and rear porch. Externally the property has an attractive wrap around garden with a selection of storage sheds, decked seating area and mature beds and borders. With ample communal parking on the site within very close proximity to the property, this would make an ideal downsize!

- Detached park home
- One double bedroom
- Fitted kitchen
- Spacious lounge/diner
- Wrap around garden
- On site parking
- Countryside views
- Council Tax band A / EPC exempt

## Accommodation

### Entrance Hallway

8' 7" x 8' 4" (2.62m x 2.54m)

Window to the front aspect, built in storage cupboard, doors to:-

### Lounge/Diner

19' 10" x 11' 4" (6.05m x 3.45m)

Bay window to the side aspect, window to the rear aspect, electric fireplace with surround and hearth, two radiators, sliding patio doors onto garden.

### Kitchen

13' 1" x 9' 2" (3.99m x 2.79m)

Range of matching wall mounted and base level units with roll top work surface over and inset porcelain 1 1/2 bowl sink, space for a fridge/freezer, plumbing for a washing machine and dishwasher, electric oven and induction hob with extractor over.



## Porch

5' 8" x 3' 9" (1.73m x 1.14m)

Window to the rear aspect,  
glazed door to garden,  
radiator.

## Bedroom One

19' 1" x 11' 9" (5.82m x 3.58m)  
narrowing to 10' 7" x 6' 8"  
(3.23m x 2.03m)

Two windows to the side  
aspect, two radiators.

## Shower Room

8' 4" x 6' 7" max (2.54m x 2.01m)

Two windows to the front  
aspect, wash hand basin with  
vanity unit below, WC, double  
shower cubicle with electric  
shower, radiator.

## External

### Gardens

Garden to all aspects with a  
selection of paved and  
shingled areas, raised timber  
decking area with views over  
the open countryside fields to  
rear and gated access to the  
front.

### Parking

On site parking is available.

## Agent's Notes

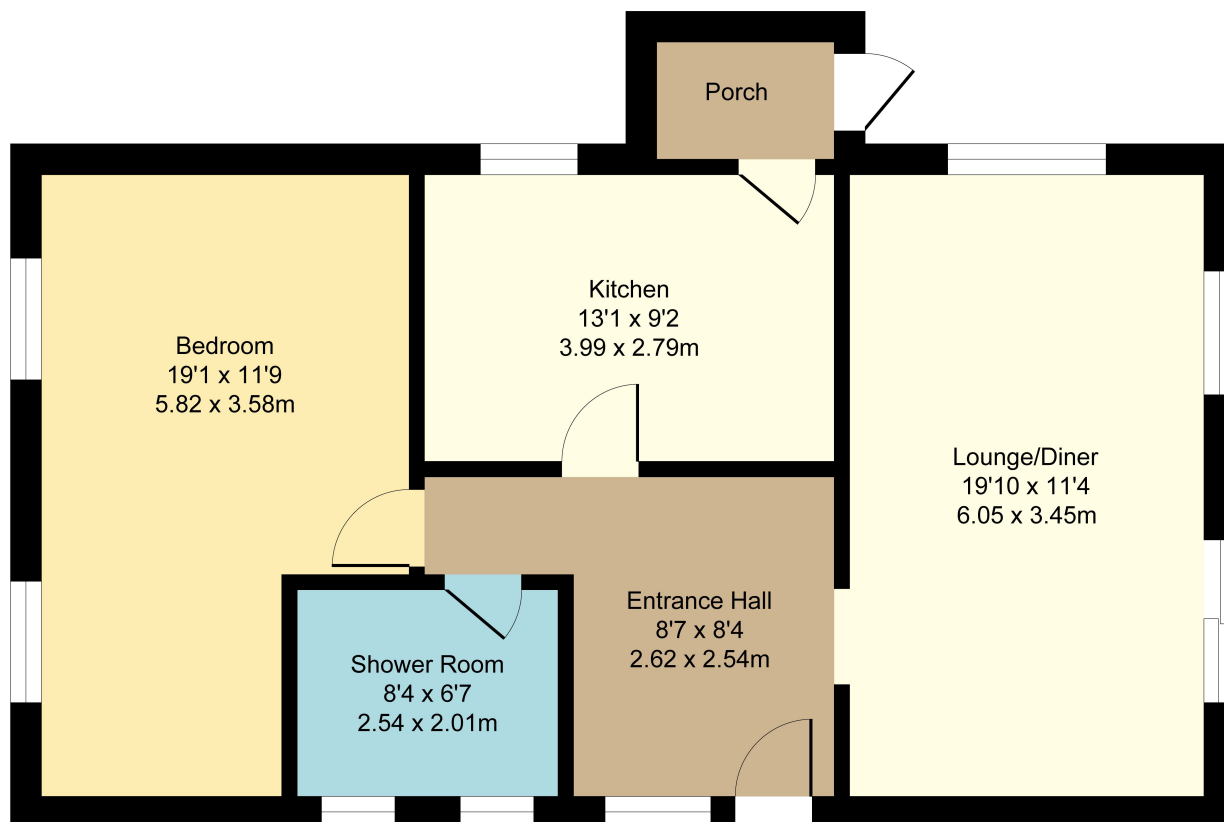
### Site Charges

Pitch Charge - £186.64 per  
month

Sewage - £34.00 per annum



## Ground Floor



Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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